

This Instrument Prepared By:
Timothy D. Davis, Esquire
Dentons Sirote PC
2311 Highland Ave. S.
Birmingham, AL 35205

Send Tax Notice to:
WAFFLE HOUSE, INC.
5986 Financial Drive
Norcross, Georgia 30071

STATE OF ALABAMA)

SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) and other good and valuable consideration to the undersigned, **SOUTHERN WINGS REAL ESTATE HOLDINGS, LLC**, an Alabama limited liability company (hereafter referred to as "Grantor"), in hand paid by **WAFFLE HOUSE, INC.**, a Georgia corporation (hereafter referred to as "Grantee"), the receipt of which is hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL, AND CONVEY** unto the said Grantee, the following described real estate situated in Shelby County, Alabama, to-wit (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all appurtenances thereto and improvements thereon belonging or in anywise appertaining, and all right, title, and interest of Grantor in and to all roads, alleys, and ways bounding the Property.

This conveyance is made subject to those matters set forth on Exhibit B attached hereto.

The Grantor hereby covenants and agrees with Grantee and Grantee's successors and assigns that the Grantor and Grantor's successors, and assigns will warrant and defend the Property against the lawful claims (unless otherwise noted herein) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

TO HAVE AND TO HOLD to the said Grantee and to its successors and assigns in fee simple forever.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT- 1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
SOUTHERN WINGS REAL ESTATE HOLDINGS, LLC	WAFFLE HOUSE, INC.
2105 Old Montgomery HWY, Suite 001 Pelham, Alabama 35124	5986 Financial Drive Norcross, Georgia 30071

Property Address and Legal Description:	Calera, Alabama (See Exhibit A attached hereto)
Date of Sale:	May 31, 2024
Total Purchase Price:	\$400,000.00
The Purchase Price can be verified in:	<input type="checkbox"/> Closing Statement <input checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> Other

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the said Grantor has hereto set Grantor's hand and seal effective on this the 30 day of May, 2024.

"Grantor":

SOUTHERN WINGS REAL ESTATE HOLDINGS, LLC,
an Alabama limited liability company

By: [Signature]
Name: Tim Spicer
Title: Member

STATE OF ALABAMA)

COUNTY OF _____)

I, the undersigned, Notary Public, in and for said county in said state, hereby certify that Tim Spicer/Member, whose name as Member of SOUTHERN WINGS REAL ESTATE HOLDINGS, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (s)he, as such _____ and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 30 day of May, 2024,

[Signature]
Notary Public
My commission expires: June 14, 2025

[SEAL]

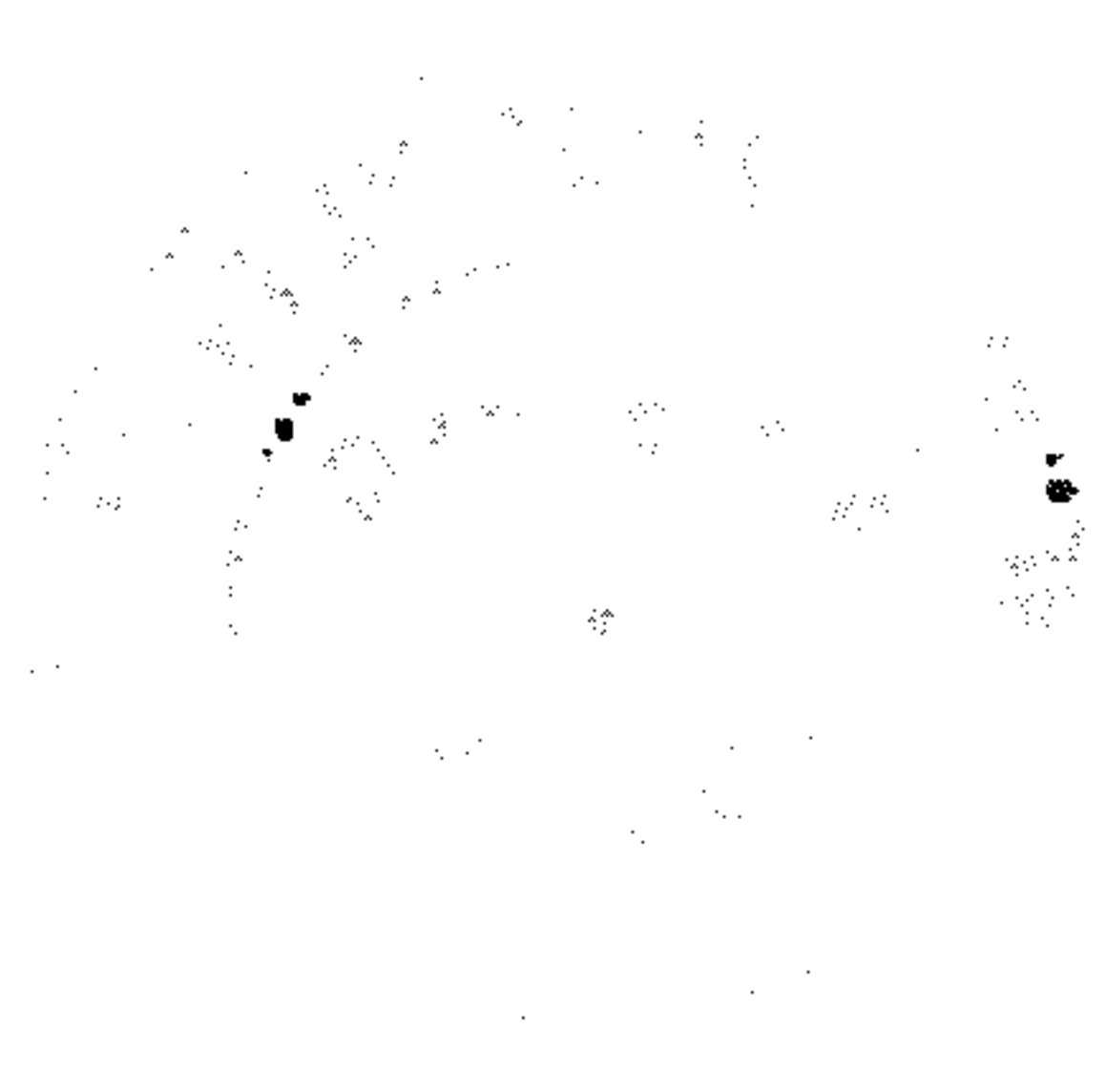


EXHIBIT A

LEGAL DESCRIPTION

**LOT 3, ACCORDING TO THE SURVEY OF WAFFLE HOUSE INC., AS RECORDED IN
MAP BOOK 59, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2024 and subsequent years, not yet due and payable.
2. Mineral and mining rights not owned by Grantor.
3. Easement, restrictions and setback lines as shown on recorded map in Map Book 58, Page 94.
4. Restrictions, Covenants and Conditions appearing of record in the deed recorded as Instrument No. 20220629000259800.
5. Easement and Right of Way granted to Alabama Power Company as recorded as Instrument No. 20210914000446080.
6. Easement in regard to sanity sewer system as set out as Instrument No. 20200605000227870 and as Instrument No. 20200131000042890.
7. Easement Agreement between New Mt. Moriah Missionary Baptist Church and Quiktrip Corporation as recorded as Instrument No. 20200920000111980.
8. Right of Way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 103, Page 162; Deed Book 103, Page 163; and Deed Book 213, Page 358.
9. Reciprocal Easement Agreement between Southern Wings Real Estate Holdings, LLC and Quiktrip Corporation as set out as Instrument No. 20220629000259810.
10. Agreement with Alabama Power Company for Distribution Facility as shown by instrument(s) recorded as Instrument No. 2023011000008550.
11. Agreement with Alabama Power Company for Underground Distribution as shown by instrument(s) recorded as Instrument No. 2023022000045410.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/03/2024 09:32:44 AM
\$434.00 JOANN
20240603000163310

Allen S. Bayl